

Tax Delinquent Sale

City of Philadelphia

TAX DELINQUENT SALE

Sale . . . Under provisions of Act of Assembly May 16, 1923, P.L. 207 and the Amendments thereto, and as required by the Act of March 15, 1956 - No. 388, subject to the right of redemption as provided by law, real estate as follows:

Properties to be sold by **JEWELL WILLIAMS** Sheriff on
Thursday, January 19, 2017 at **First District Plaza, 3801 Market Street**, at 9:00 AM. (EST) (Prevailing Time)

Book	Writ	Address	Ward	Dimensions	Book	Writ	Address	Ward	Dimensions
1701	4001	1852 N 27th St	32nd wd.	15'7"x65'	1701	4041	3734 N Darien St	43rd wd.	16'x45'
1701	4002	2000 N Etting St	32nd wd.	14.44'x50'	1701	4042	3742 N Darien St	43rd wd.	16'x45'
1701	4003	2115 N 28th St	32nd wd.	15'x72'	1701	4043	4049 N Fairhill St	43rd wd.	14'x63'
1701	4004	3201 Cecil B Moore Ave	32nd wd.	19'x100'	1701	4044	3933 N Percy St	43rd wd.	15'10-1/2"x45'
1701	4005	3029-31 W Glenwood Ave	32nd wd.	Irregular	1701	4045	4431 N Reese St	43rd wd.	15'x60'
1701	4006	608 E Hilton St	33rd wd.	15'2"x85'6"	1701	4046	32 Farson St	44th wd.	15'x51'6"
1701	4007	650 E Wensley St	33rd wd.	14'x45'6"	1701	4047	55 N Lindenwood St	44th wd.	15'x53'2-3/4"
1701	4008	3446 Crystal St	33rd wd.	14'2"x42'6"	1701	4048	5108 Folsom St	44th wd.	Irregular
1701	4009	3428 H St	33rd wd.	14'8"x68'	1701	4049	4955 Kershaw St	44th wd.	14'9-1/2"x86'
1701	4010	231 N 61st St	34th wd.	15'x125'	1701	4050	2015 E Tioga St	45th wd.	Irregular
1701	4011	341 N Horton St	34th wd.	15'x70'	1701	4051	5553 Webster St	46th wd.	15'x110'
1701	4012	6125 Lebanon Ave	34th wd.	16'x94'	1701	4052	724 W Roosevelt Blvd	49th wd.	19'x114'6-3/8"
1701	4013	1545 N Edgewood St	34th wd.	14'x70'	1701	4053	1325 W Eleanor St	49th wd.	18.50'x109.50'
1701	4014	1344 S Opal St	36th wd.	16'x42'2"	1701	4054	4931 N 7th St	49th wd.	15'x Irregular
1701	4015	1334 S 20th St	36th wd.	16'x48'	1701	4055	4621 N Marvine St	49th wd.	15'x80'
1701	4016	1311 S Dover St	36th wd.	14'x50'	1701	4056	4544 N Marvine St	49th wd.	15'x75.09'
1701	4017	2125 Pierce St	36th wd.	14'x45'	1701	4057	7972 Temple Rd	50th wd.	Irregular
1701	4018	2133 Pierce St	36th wd.	14.5'x45'	1701	4058	7969 Rugby St	50th wd.	Irregular
1701	4019	1917 Moore St	36th wd.	16'x67'	1701	4059	827 S 51st St	51st wd.	20'x116'
1701	4020	1528 S Colorado St	36th wd.	14'x50'	1701	4060	1325 S Wilton St	51st wd.	16'x56'
1701	4021	2630 N Jessup St	37th wd.	16'x56'	1701	4061	1205 S Peach St	51st wd.	15'x50'
1701	4022	808 W Firth St	37th wd.	13'3"x42'	1701	4062	5635 Malcolm St	51st wd.	16'4"x62'
1701	4023	1221 W Tucker St	37th wd.	14'x46'	1701	4063	1413 S Vogdes St	51st wd.	15.33'x60'
1701	4024	2964 N 12th St	37th wd.	16'x70'	1701	4064	5408 Kingsessing Ave	51st wd.	15'4"x62'
1701	4025	822 W Stella St	37th wd.	13.75'x48.50'	1701	4065	4837 Merion Ave	52nd wd.	14'x70'
1701	4026	2906 N Ringgold St	38th wd.	14'1"x41'	1701	4066	5357 W Oxford St	52nd wd.	16'x62'
1701	4027	2813 N Taylor St	38th wd.	14'4"x46'6-1/4"	1701	4067	5853 Brush Rd	59th wd.	17'7"x80'
1701	4028	2857 N Bambrey St	38th wd.	14'x48'	1701	4068	406 E Walnut Ln	59th wd.	Irregular Lot
1701	4029	3022 N Bambrey St	38th wd.	14'2"x45'9"	1701	4069	5226 Delancey St	60th wd.	15'x59'6"
1701	4030	2840 N Bailey St	38th wd.	16'x47'	1701	4070	164 Sparks St	61st wd.	15'x60'
1701	4031	2711 W Somerset St	38th wd.	16'x94'	1701	4071	1449 Rosalie St	62nd wd.	18'4"x83'
1701	4032	3138 N Patton St	38th wd.	15'x76'	1701	4072	5106 N Penn St	62nd wd.	15'1/4"x86'8-3/8"
1701	4033	612 McKean St	39th wd.	14'x63'	1701	4073	7353 Sackett St	64th wd.	22'2"x101'6"
1701	4034	2317 S Franklin St	39th wd.	14'x48.50'	1701	4074	4201 Chippendale Ave	65th wd.	26'10.5"x70'
1701	4035	6112 Reinhard St	40th wd.	15'x62'	1701	4075	4246 Lancaster Ave	6th wd. (f/k/a) 24th wd.	Irregular
1701	4036	6329 Paschall Ave	40th wd.	14'2-1/2"x100'	1701	4076	5027 Germantown Ave	12th wd.	Irregular
1701	4037	2238 S 56th St	40th wd.	Irregular	1701	4077	1702 Point Breeze Ave	36th wd.	Irregular
1701	4038	2528 Holbrook St	40th wd.	14'1"x60'	1701	4078	5615 Thomas Ave	51st wd.	15'x81'6"
1701	4039	1223 W Atlantic St	43rd wd.	14'4"x40'	1701	4079	913 N 47th St	6th wd.	18'x100'
1701	4040	3626 N Darien St	43rd wd.	16'x45'	1701	4080	4610 N 4th St	42nd wd.	Irregular

Conditions of Sheriff Sale for JUDICIAL TAX SALES

Effective: July 7, 2006

- Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when his bid is registered, provided that in no case shall less than Six Hundred Dollars (\$600.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of his bid and the property may be offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.
- **Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff. The Sheriff reserves the right to reject any certified check, attorney's check or money order that on its face has an expired use date and is presented for payment of the deposit.**
- The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on his second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court. A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.
- The first bid or opening bid on each property shall be set by the City of Philadelphia. In no event will the successful bidder be allowed to settle on the property unless all the Sheriff's costs are paid notwithstanding the final bid.
- The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.
- No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.
- The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in his discretion shall determine.
- The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at his discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.
- All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.
- **Prospective purchasers and their assignees are required to obtain a Tax Compliant Certificate from the Philadelphia Department of Revenue for settlement.**
- Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) brtweb.phila.gov for a fuller description of the properties listed. Properties can be looked up by the BRT number – which should be cross checked with the address. Prospective purchasers are also directed to the Room 154 City Hall, 215-686-1483 and to its website philadox.phila.gov and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. **PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.** The BRT # refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006

NOTICE OF SCHEDULE OF DISTRIBUTION

- The Sheriff will file in his office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of the sale of Real Estate. Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

LAND BANK SALE

- Notwithstanding the foregoing, if the Philadelphia Land Bank ("Land Bank") exercises its right to bid pursuant to 68 Pa.C.S.A. § 2117(d)(3) and 68 Pa. C.S.A. § 2117 (d)(4), the Land Bank will not be required to (1) make a deposit for its bid (2) pay the balance of its bid to the Sheriff within 30 days of sale or (3) submit certifications from the Department of Revenue regarding tax delinquency.
- Properties to be acquired by the Land Bank will not be offered for sale to others; the opening bid shall be the total amount of all tax claims, municipal claims and liens which are the basis for the City's judgment, and no bids other than the Land Bank bid will be accepted pursuant to 68 Pa.C.S.A. § 2101, et seq.
- N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

- The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.
- The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941. 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.
- Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by him.

JEWELL WILLIAMS
Sheriff
City and County of Philadelphia
www.phillysheriff.com